

## STAFF REPORT

**Case 61-R-05**

**January 19, 2006**

<b>Applicant</b>	Glenn Markus and Alana Markus	
<b>Request</b>	Site Plan Approval/Five (5) Cluster Homes	
<b>Location</b>	610 SW 15 <sup>th</sup> Street	
<b>Legal Description</b>	The W. 88.3' of the E 198.3' of Lot 2, Esmonda Terrace, P.B. 16, P.14, less the N. 50' thereof.	
<b>Property Size</b>	15,197 sq. ft. /.23 acres	
<b>Zoning</b>	RD-15	
<b>Existing Land Use</b>	Residential	
<b>Future Land Use Designation</b>	Residential Medium	
<b>Comprehensive Plan Consistency</b>	Consistent with the density permitted in the Residential Medium Land Use designation	
<b>Other Required Approvals</b>	None	
<b>Applicable ULDR Sections</b>	47-5 Residential 47-21 Landscaping 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility 47-18.9 Cluster Development 47-20.2 Parking Requirements 47-21.9 V.U.A. Landscaping	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
Front (N)	25'	25' 1"
Rear (S)	15'	15' 1"
Side (E)	5'	5' 1"
Side(W)	5'	5' 1"
<b>Lot Density</b>	15 d/u acre X .349 ac = 5. 23 units	5 units
<b>Lot Size</b>	2,500 sq. ft per d/u X 5 = 12,500 sq. ft. minimum	15, 197 sq. ft. (exceeds minimum)
<b>Lot Width</b>	50' minimum	87.36'
<b>Building Height</b>	35' maximum	32'
<b>Structure Length</b>	None	N/A
<b>Floor Area</b>	750 sq. ft. per unit minimum	Between 2,556 and 2,765 sq. ft.
<b>VUA Landscaping</b>	See 47-21.9	exceeds minimum requirements
<b>Landscaping Lot Coverage</b>	None in RD-15	N/A
<b>Open Space</b>	N/A	N/A
<b>Parking</b>	2 per unit X 5 = 10	10

<b>Notification Requirements</b>	Sign Notice (see Sec. 47-27..4.A.1)	
<b>Action Required</b>	Approve, Approve with conditions, or Deny the application	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Michael B. Ciesielski, Planner II	
	Greg Brewton, Acting Deputy Director, Planning and Zoning	
	Marc LaFerrier, Planning and Zoning Director	
<b>Authorized By</b>		
<b>Approved By</b>		

**Request:**

This is a request for Site Plan Level III (P&Z Board) approval of a five (5) unit cluster home development.

**Property/Project Description:**

This is a proposal to construct a five (5) unit cluster development on a 15, 197 sq. ft. parcel of land located at 610 SW 15<sup>th</sup> Street. This site is located within the Croissant Park Civic Association and is zoned RD-15 which permits cluster home developments. The Land Use designation on this parcel is Residential Medium and permits up to 15 units per acre. The applicant is proposing a total of five (5) units on site which would be the maximum density permitted given the land use designation and the square footage of the lot.

The neighborhood is comprised of mostly aging single family and duplex residences.

A context plan comparing elevations of the existing buildings along SW 15<sup>th</sup> Street and SW 16<sup>th</sup> Street with the proposed development is provided. A site aerial that compares footprint of the proposed development with existing footprints of neighborhood buildings is also provided to demonstrate the compatibility of this project with neighboring structures.

**Parking and Traffic:**

Pursuant to ULDR Sec. 47-20,2 – “Parking Requirements”, cluster dwellings with an attached garage and driveway require two (2) parking spaces per dwelling unit. The proposed development provides for five (5) two car garages and thus meets the parking requirement.

**Adequacy and Neighborhood Compatibility:**

The applicant has provided three (3) narratives that address the requirements for a cluster development (Sec. 47-18.9), Adequacy Requirements (Sec. 47-25.2), and Neighborhood Compatibility (Sec. 47-25.3). These narratives are attached to each set of plans.

**Staff Comments:**

The proposed development site has a two unit cluster building in the front and a three unit cluster building in the rear. The common amenity available to all residents is a deck with surrounding landscape, a barbecue grill, and a recycling center.

**Comprehensive Plan Consistency:**

The proposed development is consistent with the density permitted in the Residential Medium land use category.

**Prior Reviews:**

The proposed development was reviewed by the Development Review Committee on April 12, 2005 and all comments have been addressed.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

**Staff Determination:**

Staff has determined that the application meets the minimum requirements and does not exceed any of the maximum allowable requirements of the RD-15 Zoning District. Staff further finds that the applicant has demonstrated that the project meets the requirements of Sec. 47-18.9, "Cluster Developments", Sec 47-25.2 "Adequacy", Sec. 47-20 "Parking", and Sec. 47-21, "Landscaping and V.U.A." requirements.

**Should the Board approve the proposed development, the following conditions are proposed by staff:**

1. Provisions satisfactory to the City Attorney shall be made for a five (5') foot recordable easement along the front and rear property lines for use by owners of the dwelling units,
2. The applicant must have a recorded maintenance agreement for the common areas, and
3. Final DRC approval.

PZ61-R-05/1-19-06/MBC